

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$715,000

Median sale price

Median price \$549,000 House Unit X Suburb or locality Pascoe Vale

Period - From October 2018 to October 2018 Source realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 1/3 Somerset Street, Pascoe Vale VIC 3044 (1.4km)	\$655,000	05 Sep 2018
2. 3/2 McCracken Avenue, Pascoe Vale VIC 3044 (1.2km)	\$555,000	28 Jul 2018
3. 3/418 Gaffney Street, Pascoe Vale VIC 3044 (1.0km)	\$622,500	08 Aug 2018